

\$199,900 - 131, 35 Richard Court Sw, Calgary

MLS® #A2088892

\$199,900

0 Bedroom, 1.00 Bathroom, 446 sqft

Residential on 0.00 Acres

Lincoln Park, Calgary, Alberta

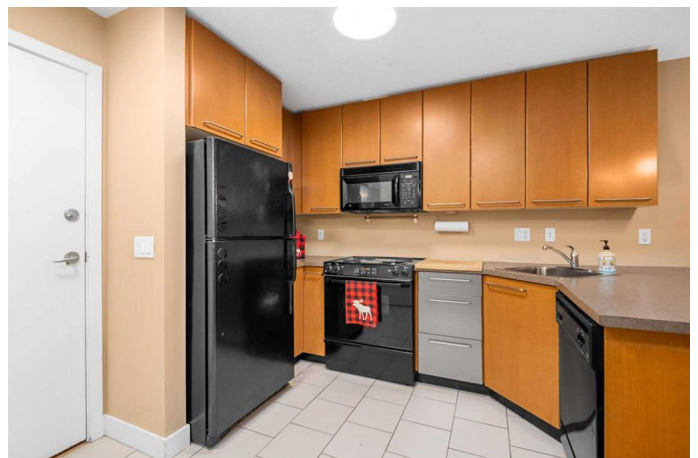
Perfect for a young professional, savvy investor or student, this stylish studio condo in the popular community of Lincoln Park, next to Mount Royal University; and the location can't be beat. This gorgeous unit is highlighted by laminate flooring, ceramic tile, spacious kitchen, in-suite laundry and large patio, which faces a luscious courtyard. Other features include gas fireplace, BBQ hookup on deck, and heated underground parking. Amenities of the building include a fitness room, party room, guest suite, media room, separate storage unit and on-site resident managers. Phenomenal opportunity to live right by Mount Royal University, near pubs and restaurants and easy access to Rockyview Hospital, Glenmore Park and more. Imagine just a 15-minute bus ride to downtown; bus #13 & bus #18. This efficient layout offers a well equipped kitchen with breakfast counter, a small area for a dinette set, spacious bedroom and living room with gas fireplace and patio door access to a comfortable outdoor terrace. Great features including underground parking, out of suite storage, bicycle storage/locker, and exercise room. Don't cook often? Then you'll love taking a short walk to the pubs and restaurants in area! Call to book an appointment to view.

Built in 2003

Essential Information

MLS® #

A2088892



Price	\$199,900
Sold Price	\$200,000
Bathrooms	1.00
Full Baths	1
Square Footage	446
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Loft/Bachelor/Studio
Status	Sold

Community Information

Address	131, 35 Richard Court Sw
Subdivision	Lincoln Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E7N9

Amenities

Amenities	Fitness Center, Guest Suite
Parking Spaces	1
Parking	Stall, Titled, Underground

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
# of Stories	4

Exterior

Exterior Features	Courtyard, Gas Grill
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Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Stucco, Wood Frame

Additional Information

Date Listed	October 17th, 2023
Date Sold	November 14th, 2023
Days on Market	25
Zoning	M-H1 d321
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX IREALTY INNOVATIONS
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